



EXISTING SITE DATA:

PRESENT USE: RETAIL/COMMERCIAL DEVELOPMENT  
EXISTING ZONING: GC (CH)  
GROSS SITE AREA: PARCEL 148227-000 IS 4.15 ACRES (180,879 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC., 4.26 ACRES (185,566 SF) ACCORDING TO CLARK COUNTY GIS.  
TRANSIT ROUTES & STOPS: THE NEAREST TRANSIT STOP IS LOCATED AT THE SOUTHWEST CORNER OF THE SITE ALONG NE HAZEL DELL AVENUE, C-TRAN ROUTE #32.

ENVIRONMENTAL & SIGNIFICANT NATURAL CONDITIONS NOTES:

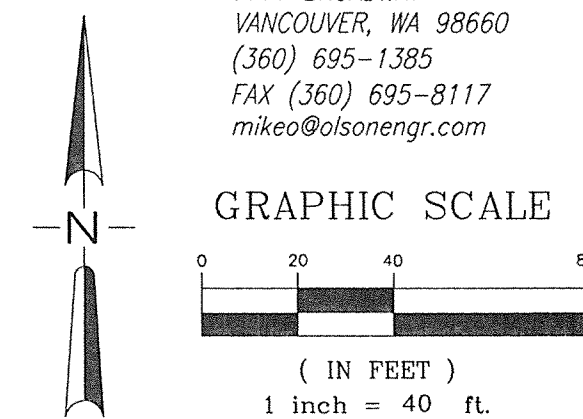
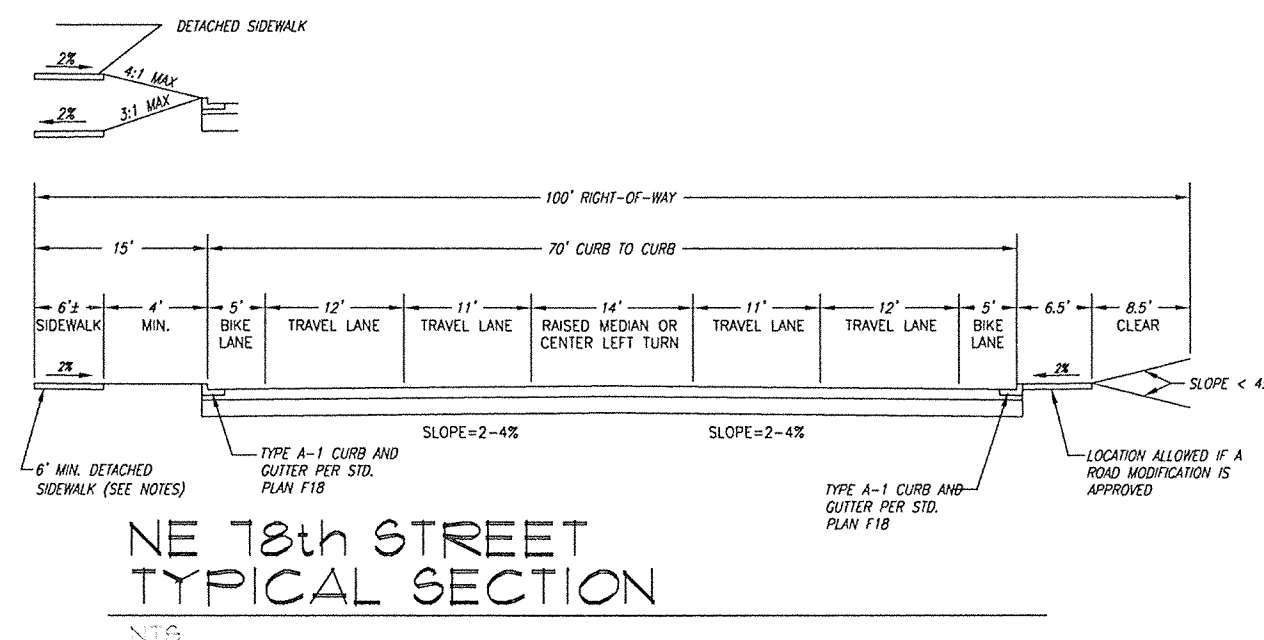
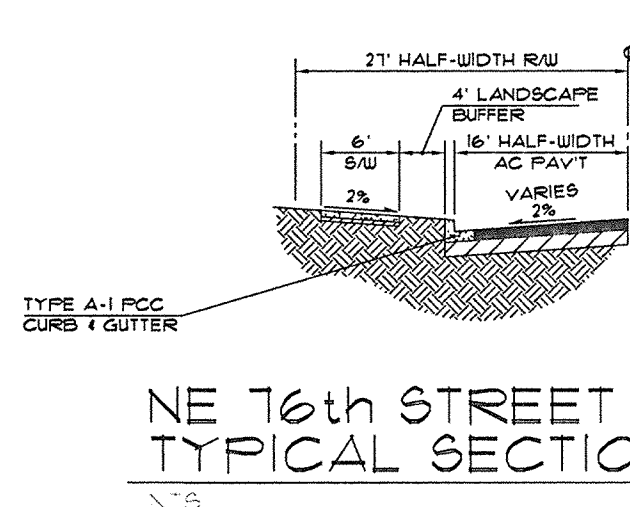
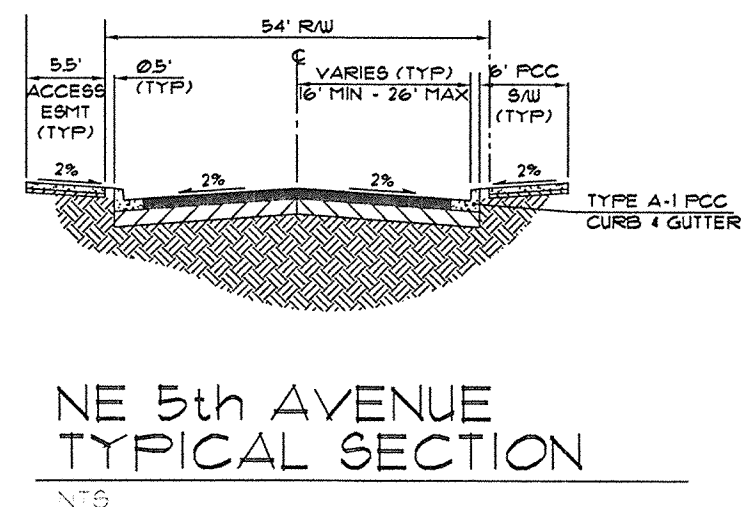
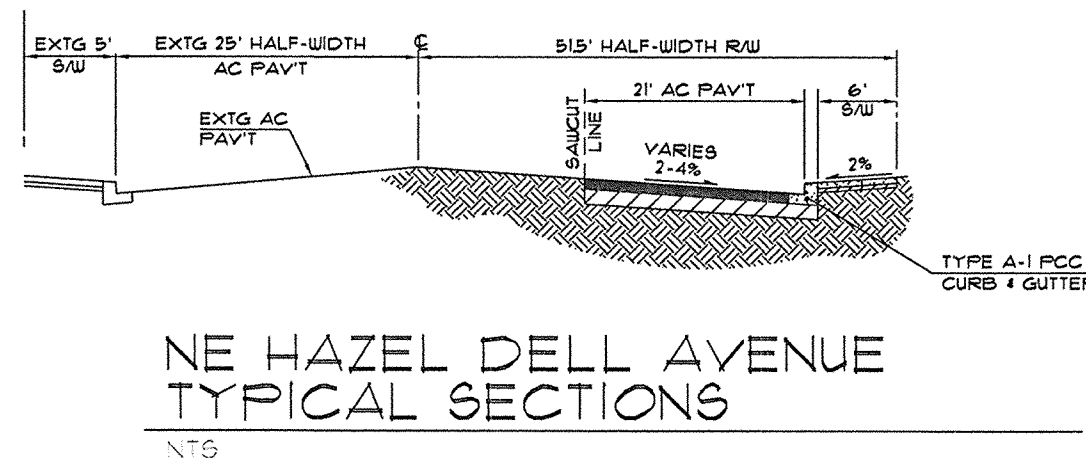
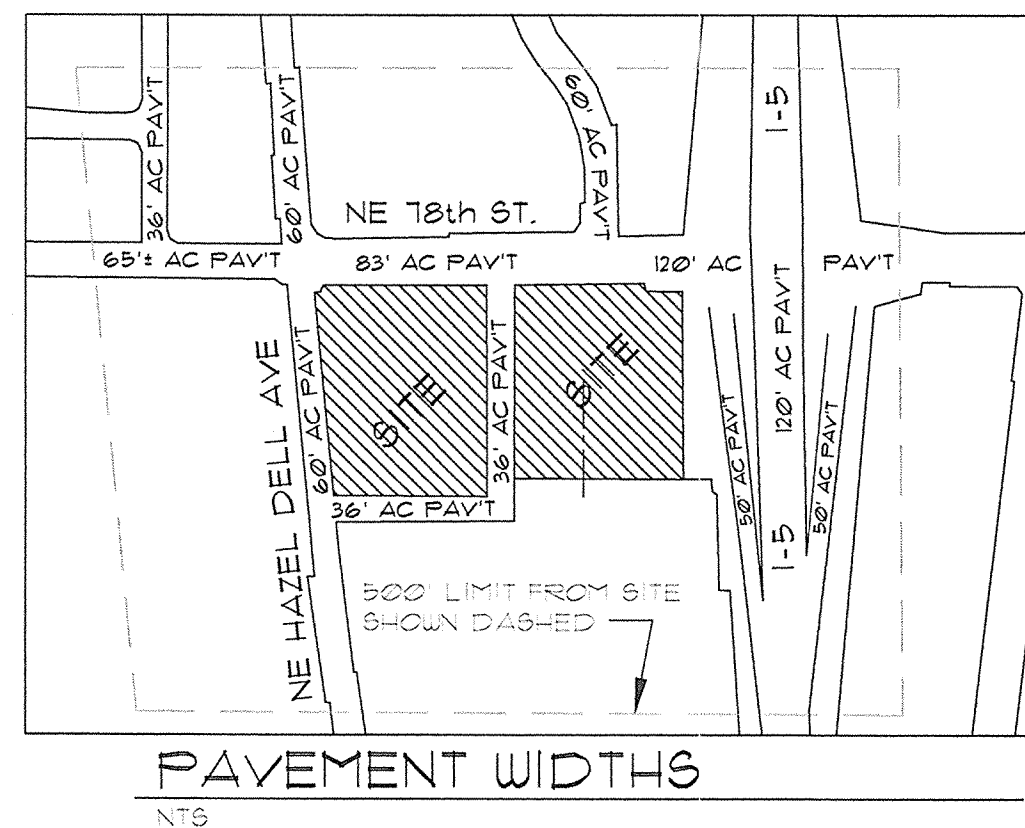
TOPOGRAPHY:	AS SHOWN
WATERCOURSES AND DRAINAGE PATTERNS:	NO MAPPING INDICATORS
100 YEAR FLOODPLAIN, FEMA DESIGNATED FLOODPLAINS, FLOODFRINGES, OR FLOODWAYS:	NO MAPPING INDICATORS
DESIGNATED SHORELINE AREAS:	NO MAPPING INDICATORS
HIGH SEASONAL WATER TABLE OR IMPERMEABLE SOILS:	NO MAPPING INDICATORS
WATER BODIES AND KNOWN WETLANDS:	NO MAPPING INDICATORS
WETLAND DELINEATOR:	N/A
UNSTABLE SLOPES, LANDSLIDE HAZARD AREAS & AREAS HAVING SEVERE EROSION POTENTIAL:	NO MAPPING INDICATORS
AREAS HAVING WEAK FOUNDATIONAL SOILS:	NO MAPPING INDICATORS
SLOPES EXCEEDING 15%:	NONE
SIGNIFICANT VEGETATION OR WILDLIFE HABITAT:	NO MAPPING INDICATORS
SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES:	NONE KNOWN
PEDESTRIAN AND BICYCLE FACILITIES ON-SITE AND WITHIN 100' OF THE SITE:	AS SHOWN
EXISTING EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:	AS SHOWN
NEAREST FIRE HYDRANT:	AS SHOWN
WELLS AND SEPTICS ON-SITE AND WITHIN 100' OF THE SITE:	NONE KNOWN
EXISTING EASEMENTS:	AS SHOWN

PROPOSED SITE DATA:

PROPOSED USE:	SHORT PLAT FOR RETAIL/COMMERCIAL DEVELOPMENT
WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS:	NONE PROPOSED
PROPOSED PRIVATE ROADS:	NONE PROPOSED
PROPOSED EASEMENTS:	NONE PROPOSED EXCEPT FOR A JOINT PARKING/ACCESS EASEMENT
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:	NONE PROPOSED
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:	NONE PROPOSED
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:	NONE PROPOSED
PROPOSED LOADING ZONES:	NONE PROPOSED
PROPOSED SEPTIC SYSTEMS:	NONE PROPOSED
PROPOSED OPEN SPACE/PARK:	NONE PROPOSED
PROPOSED TRANSIT FACILITIES:	NONE PROPOSED
ROAD SEGMENTS IN EXCESS OF 15% ON-SITE OR WITHIN 500' OF THE SITE:	NONE KNOWN
PROPOSED SIGNS (SIGN PLAN):	NONE PROPOSED
PROPOSED LIGHTING:	NONE PROPOSED
PROPOSED LOTS, TRACTS, ETC:	NONE PROPOSED
EXISTING BUILDINGS TO REMAIN:	AS SHOWN
PROPOSED LANDSCAPING (LANDSCAPE PLAN):	NONE PROPOSED
PROPOSED BUILDINGS:	NONE PROPOSED
PROPOSED PARKING:	NONE PROPOSED

SIGHT DISTANCE STANDARDS ARE MET AT ALL ACCESS POINTS.

ALL ON- AND OFF-SITE TRANSPORTATION IMPROVEMENTS HAVE BEEN COMPLETED WITH PREVIOUS PHASES. NO ADDITIONAL TRANSPORTATION IMPROVEMENTS ARE ANTICIPATED OR PROPOSED WITH THIS SHORT PLAN. BECAUSE ALL ON- AND OFF-SITE TRANSPORTATION IMPROVEMENTS HAVE BEEN COMPLETED WITH PREVIOUS PHASES, WHICH INCLUDES HIGHWAY 101, THE AVOIDANCE OF ANY DISCREPANCY BETWEEN ON- AND OFF-SITE DRIVEWAYS HAS NOT BEEN INCLUDED. IT IS ASSUMED THAT THIS WAS PROVIDED AND APPROVED WITH THE PREVIOUS SITE PLAN APPROVAL.

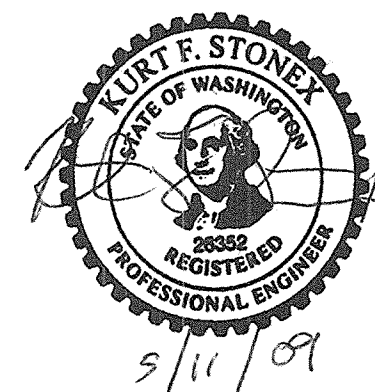
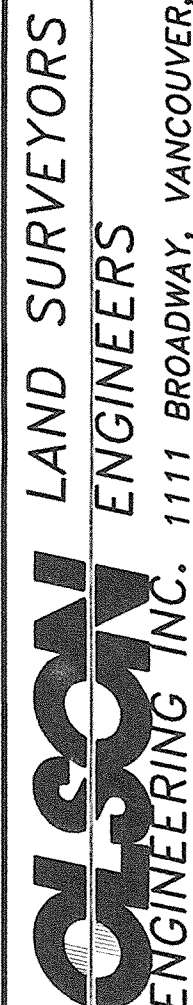


OWNER AND APPLICANT:  
HAZEL DELL SQUARE, LLC  
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SUITE 100  
TUALATIN, OR 97062  
(503) 245-1976  
FAX (503) 654-9188  
ryan@gramor.com

CONTACT:  
OLSON ENGINEERING, INC.  
ATTN: MIKE ODREN  
1111 BROADWAY  
VANCOUVER, WA 98660  
(360) 695-1385  
FAX (360) 695-8117  
mikeo@olsonengr.com

EXISTING CONDITIONS AND PRELIMINARY SHORT PLAT FOR:

HAZEL DELL SQUARE SHORT PLAT

[illegible]

DESIGNED: MRO

DRAWN: T/S, MRC

CHECKED: KFS

DATE: MAY 2009

SCALE: H: 1" = 40'

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HAZEL DELL SQUARE  
SHORT PLAT

JOB NO. 7479.01.01

SHEET

SP1 of 1

PLOT: consultant3.ctb  
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